

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Amy Ruth Dietrich  
Debtor

Case No. 17-13136-ref  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-4

User: dlv  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Feb 15, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 17, 2018.

db +Amy Ruth Dietrich, 432 Preston Road, Wernersville, PA 19565-9408  
r +Jennifer Dinatally, United Real Estate Strive 212, 4 Park Plaza, Suite 200,  
Wyomissing, PA 19610-1398

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 17, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 15, 2018 at the address(es) listed below:

FREDERICK L. REIGLE ecfmail@fredreiglechl3.com, ecf\_frpa@trusteel3.com  
LISA MARIE CIOTTI on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,  
ecf\_frpa@trusteel3.com  
MATTEO SAMUEL WEINER on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com  
SHAWN J. LAU on behalf of Debtor Amy Ruth Dietrich shawn\_lau@msn.com  
THOMAS YOUNG.HAE SONG on behalf of Creditor JPMorgan Chase Bank, N.A. et. al. paeb@fedphe.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: AMY RUTH DIETRICH DEBTOR	BANKRUPTCY NO. 17-13136 CHAPTER NO. 13
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**ORDER TO SELL REAL ESTATE LOCATED AT 432 PRESTON ROAD,  
WERNERSVILLE 19565, BERKS COUNTY, PENNSYLVANIA, FREE AND  
CLEAR OF LIENS AND ENCUMBRANCES AND TO PERMIT  
DISTRIBUTION OF SALE PROCEEDS**

AND NOW, upon consideration of the Debtor's Motion to Sell Real Estate Free and Clear of Liens and Encumbrances, and to Permit Distribution of Sale Proceeds ("Motion"), and after notice and opportunity for hearing,

IT IS HEREBY ORDERED that the Debtor has satisfied this Court that the proposed sale is to a good faith purchaser for a fair and reasonable consideration that is in the best interest of the bankruptcy estate and that the Debtor is therefore authorized to sell, free and clear of all liens and encumbrances, the real property owned by the Debtor located at 432 Preston Road, Wernersville 19565, Berks County, Pennsylvania to Kathy J. Messner for the sum of \$167,500.00 in accordance with the terms of the Agreement of Sale attached to the Motion as Exhibit A, and

IT IS FURTHER ORDERED that the distribution as proposed in the Motion is hereby approved including the amount of \$1,500.00 to be held by the title agency to pay Debtor's counsel's legal fees subject to Bankruptcy Court approval in conformity with in In re Meade Land and Development, 527 F.2d 280 specifically as follows and in this Order:

- a. All real estate taxes and other obligations owed by the Movant that are a lien on the Premises pursuant to the law of the Commonwealth of Pennsylvania or any of its political subdivisions or agencies.
- b. The usual and customary costs of settlement paid by seller pertaining to the transfer of real estate in Berks County, Pennsylvania, including but not limited the realty transfer tax, if any.
- c. The Broker's commission of 6.0% of the Sale Price ~~AND \$495.00, or as otherwise determined by the Court~~.
- d. The first mortgage holder, JPMorgan Chase Bank, National Association (Chase Home Finance), will be paid in full subject to a proper payoff quote at the time of closing or that any sale short of full payoff will be subject to JPMorgan Chase Bank, National Association's final approval; AND closing is required within 30 days of the payoff quote date or a new payoff is required within 30 days of closing.

- e. The second mortgage holder, M&T Bank, will be paid in full out of the proceeds of the sale pursuant to a valid pay-off quote at the time of closing.
- f. The Secured Judgment Lien holder (Docket #15-13519), Absolute Resolutions VI, LLC, will be paid in full out of the proceeds of the sale pursuant to a valid pay-off quote at the time of closing.
- g. The amount of \$1,500.00 to be held by the title agency to pay Debtors' Counsel legal fees subject to Bankruptcy Court Approval.
- h. The Debtor, Amy Ruth Dietrich, pursuant to exemption d(1) which is \$20,000.00. However, it is estimated that the net proceeds to seller will be \$15,800.63.
- i. Any Chapter 13 Trustees commissions due and owing;
- j. Any remaining amount to be distributed according to the bankruptcy order of distribution believed by the Debtor to be any general unsecured claims pro rata.

2/15/18

BY THE COURT:



Richard E. Fehling  
United States Bankruptcy Judge